



CITY OF WARWICK

FRANK J. PICOZZI, MAYOR

January 3, 2023

Artak Avagyan and Lee Beausoleil
30 Phillips Court
Cranston, RI 02921

RE: Assessor's Plat 291, Assessor's Lots 45 & 74
175 Post Road

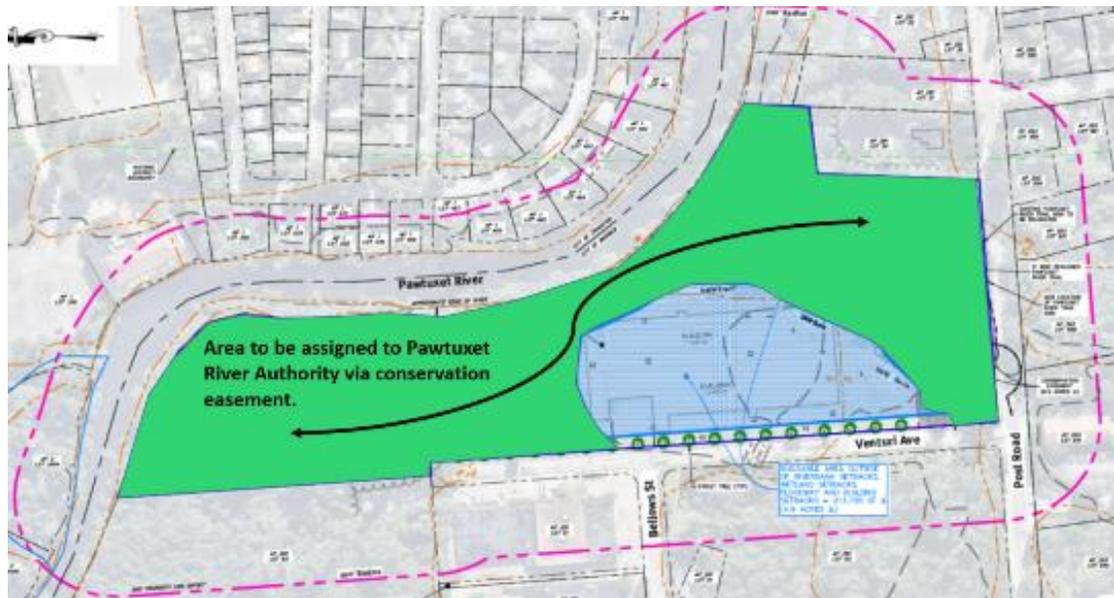
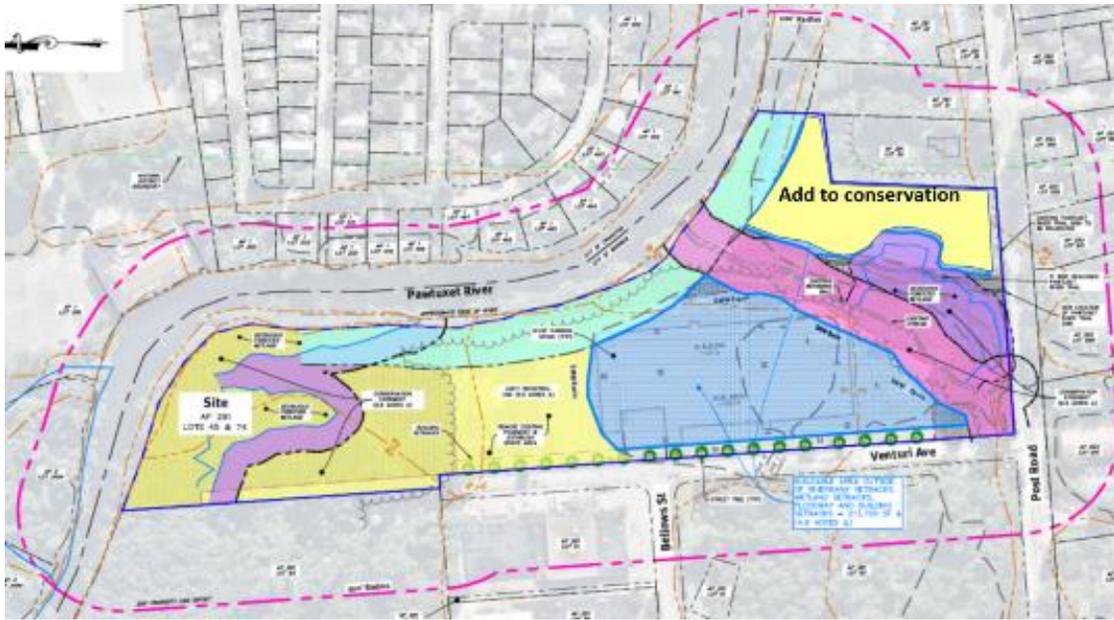
The following is the decision on your application for Conditional Master Plan Approval of a Major Land Development Project with Subdivision as heard by the Warwick Planning Board at the regularly scheduled meeting held on January 11, 2023.

The proposal is to construct a 65,000+/-sf contractor trades storage facility with associated parking and stormwater drainage infrastructure located on the subject parcels. Primary ingress/egress is to be from Venturi Avenue, where there will be two access points to the proposed development. Landscape improvements will be constructed along the Venturi Avenue frontage, and the applicant has proposed to assign a conservation easement for the area of the existing riverine trail. As proposed, the project does not require any dimensional zoning relief.

After completion of the Public Informational Meeting, for which notice was served and a record was kept, the Warwick Planning Board taking into consideration its knowledge and expertise, and after considering all of the representations and presentations made at the Public Informational Meeting, found this proposal to be generally consistent with RIGL Section 45-23-30 *General Purposes of Land Development and Subdivision Review Ordinances, Regulations and Rules*, and Article 1 *Purposes and General Statements* of the City's Development Review Regulations, and Subdivision of Land, specifically, RIGL Sections 45-23-60, *Procedure – Required Findings*, as follows:

1. That the proposal is generally consistent with the *City of Warwick, Comprehensive Plan 2033*, or must satisfactorily address issues where there may be inconsistencies, as follows:
 - a. The proposal is consistent with *Chapter 1, Vision for the 21st Century Warwick* element which includes a commitment to a diversity of land uses to promote a strong, stable tax base.
 - b. *Chapter 2, The Community Speaks* identifies a Pawtuxet River path as an opportunity for more open space and recreation assets. The chapter also includes several issues as needing improvement that have been addressed by this proposal, including stormwater management, access to the water (Greenwich Bay and Pawtuxet River), and soil contamination (near Pawtuxet River). The applicants have proposed a conservation easement for the existing trail areas to be granted to the Pawtuxet River Authority. The Planning Board is asking for the existing trail to remain in its current location and expand proposed conservation areas further east. See graphic here:

PLANNING DEPARTMENT • TOM KRAVITZ, DIRECTOR
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- c. *Chapter 4, Natural Resources* section of the Comprehensive Plan states as a goal that Warwick’s natural resource systems, sensitive water resources and natural habitats be preserved and protected for future generations, with a companion policy to “protect, preserve and enhance natural resource areas adjacent to developed or potentially developed areas.” The Applicant must incorporate appropriate measures to mitigate stormwater runoff, and other best management practices (BMP’s) in order to maintain consistency with the Comprehensive Plan.

- d. *Chapter 4, Natural Resources* also includes important context for the Pawtuxet River as an asset of the city. The efforts of the Pawtuxet River Authority and Watershed Council (PRAWC) to build river and trail access to the Pawtuxet River would be enhanced by the conservation easement to be granted by the applicants to provide permanent and legal access for residents to use the trail area located on the subject parcels. “*Acquire land and conservation easements to preserve critical wildlife habitat and protect water quality,*” is one of the strategies the City has incorporated to manage its natural resources.
 - e. The growth of the professional and technical services industry within the City of Warwick has been shown in *Chapter 8, Economic Development*. The proposed development addresses the need for local trade workers to have space for vehicles and equipment that are not legally permitted to operate out of residential properties. The city seeks to, “attract businesses with employment needs consistent with the occupational skills of Warwick residents.”
 - f. *Chapter 11, Sustainability and Resilience* identifies several flood prone areas of the city, which includes the floodways of the Pawtuxet River. The subject property is located within the 100-year flood zone and will incorporate stormwater management controls that will capture runoff that currently goes into the Pawtuxet River untreated.
 - g. *Chapter 12, Future Land Use, Zoning and Urban Design* identifies this segment of Post Road as characterized by commercial development near to Pawtuxet Village (12.7). The proposed use is proposed within the Light Industrial zoned property outside of the village. The proposed development and use is generally consistent with the surrounding commercial area and provides adequate buffer and fencing from the abutting residential area to the east and south.
2. That the proposal is in compliance with the following standards and provisions of the City’s Zoning Ordinance in consideration of the following:
 - a. The subject parcel is located within a Light Industrial (LI) zoning district.
 - b. The proposed use, contractor trades storage, is allowed by right within the Light Industrial zone
 - c. The proposal is consistent with the dimensional regulations of the LI zone.
 3. That there will be no significant negative environmental impact from the proposed development provided the applicant conforms to all conditions of approval and proposes appropriate mitigation measures in order to maintain consistency with the Comprehensive Plan in future review phases.
 4. That the development, as proposed, will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable in consideration of the following:
 - a. The development, as proposed, is contained solely on two lots (AP 291/ Lot 0045 & 0074) and the Applicant has sufficiently demonstrated that the lots can appropriately support development while remaining in conformance with pertinent regulations and building standards. The proposed lot is found to have adequate street frontage, access

and is capable of supporting development in accordance with existing regulations. An administrative subdivision shall be performed to incorporate Lot 74 into Lot 45.

5. That the proposed development possesses adequate and permanent access to a public street:
 - a. Primary access to the proposed development will occur through Venturi Avenue, a public street. A physical alteration permit (PAP) shall be obtained from the Department of Public Works prior to any proposed alteration of the public right of way.

Based on the foregoing findings of fact, on a motion by Member _____, seconded by Member _____ the Warwick Planning Board voted (Members in favor: / opposed) to adopt the above findings and grant Conditional Master Plan approval and to include authorization of the subdivision to be recorded prior to Final Plan approval of the Land Development Project.

The Planning Board's approval included the following conditions of approval:

1. That all Plans shall comply with "Rules and Regulations for Professional Land Surveying in the State of Rhode Island", effective date November 25, 2015.
2. That the Applicant shall submit a Preliminary Land Development Plan that complies with Appendix C, Final Application, of the City's Development Review Regulations Governing Subdivisions, Land Development Projects, and Development Plan Review, last amendment dated March 14, 2001.
3. The design for the Stormwater Collection system must meet the requirements of the Rhode Island Storm Water Design and Installation Standards Manual, dated December 2010.
4. That the site design for the Preliminary review phase include areas adequate for snow storage and/or develops a practical method of removal and disposal of snow.
5. That an Operation and Maintenance Plan for the proposed stormwater collection system be included with the Preliminary submission.
6. There shall be no architectural, landscaping or natural barriers to prevent easy access of fire apparatus.
7. All State permits, including but not limited to, all relevant RIDEM reviews and permits must be obtained prior to the Preliminary phase submission.
8. That the Applicant shall comply with all of applicable requirements of the Warwick Sewer Authority, including the Collection, Industrial/Commercial Pretreatment and Billing Departments.
9. That the Preliminary Plan submission include a landscape plan prepared by a registered landscape architect that meets all requirements under Section 505 of the City's Zoning Ordinance.

10. That the Preliminary Plan submittal include a photometric site plan, and specifications for all exterior lighting. Site lighting shall be Dark Sky compliant - this is particularly important given close proximity to the river and buffers of the area. All exterior lighting and signage shall be designed to minimize negative impacts on neighboring residential and park properties. Glare from outdoor lights, signs, and from the movement of vehicles on site shall be shielded from the view of adjacent properties.
11. That the Preliminary Plan submittal shall include a signage plan, for all proposed tenants at that time, to include all sign locations, sizes, and styles. All signage shall be subject to approval by the Administrative Officer to the Planning Board and conform to the standards of the Warwick Zoning Ordinance, Section 800 or seek additional relief from the Zoning Board of Review.
12. That the applicant shall prepare a draft conservation easement for the conservation area to be granted to the Pawtuxet River Authority for the public access and use of the trail areas of the subject property.

Sincerely,

Philip Slocum, Chair
Warwick Planning Board